



Order Filed on April 18, 2017
by Clerk
U.S. Bankruptcy Court
District of New Jersey

UNITED STATES BANKRUPTCY COURT DISTRICT OF NEW JERSEY	
Caption in Compliance with D.N.J. LBR 9004-1(b)	
769081 PHELAN HALLINAN DIAMOND & JONES, PC 400 Fellowship Road, Suite 100 Mt. Laurel, NJ 08054 856-813-5500 Attorneys for PHH MORTGAGE CORPORATION	
In Re:	
MIRIAM SUAREZ	
Debtor	

Case No.: 15-29326 - ABA

Hearing Date: 04/25/2017 at 10 am

Judge: Andrew B. Altenburg, Jr

Chapter: 13

Recommended Local Form: ☐ Followed ☒ Modified

ORDER VACATING STAY

The relief set forth on the following page is hereby **ORDERED**.

.....

DATED: April 18, 2017



Honorable Andrew B. Altenburg, Jr.
United States Bankruptcy Court

Upon the motion of PHH MORTGAGE CORPORATION, under Bankruptcy Code section 362(a) for relief from the automatic stay as to certain property as hereinafter set forth, and for cause shown, it is

ORDERED that the automatic stay is vacated to permit the movant to institute or resume and prosecute to conclusion one or more actions in the court(s) of appropriate jurisdiction to pursue the movant's rights in the following:

☒ Real Property more fully described as:

1525 COLLINGS AVENUE, CAMDEN, NJ 08104

It is further ORDERED that the movant, its successors or assignees, may proceed with its rights and remedies under the terms of the subject mortgage and pursue its state court remedies including, but not limited to, taking the property to sheriff's sale, in addition to potentially pursuing other loss mitigation alternatives, including, but not limited to, a loan modification, short sale or deed-in-lieu foreclosure. Additionally, any purchaser of the property at sheriff's sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the property.

☐ Personal property more fully described as:

It is further ORDERED that the movant may join the debtor and any trustee appointed in this case as defendants in its action(s) irrespective of any conversion to any other chapter of the Bankruptcy Code.

The movant shall serve this order on the debtor, any trustee and any other party who entered an appearance on the motion.

Certificate of Notice Page 3 of 3
 United States Bankruptcy Court
 District of New Jersey

In re:
 Miriam Suarez
 Debtor

Case No. 15-29326-ABA
 Chapter 13

CERTIFICATE OF NOTICE

District/off: 0312-1

User: admin
 Form ID: pdf903

Page 1 of 1
 Total Noticed: 1

Date Rcvd: Apr 19, 2017

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Apr 21, 2017.

db +Miriam Suarez, 7189 Rosemont Avenue, Pennsauken, NJ 08110-6139

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
 NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
 USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Apr 21, 2017

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on April 19, 2017 at the address(es) listed below:

Brian C. Nicholas on behalf of Creditor DITECH FINANCIAL LLC bnicholas@kmlawgroup.com, bkgroup@kmlawgroup.com
 Celine P. Derkrikorian on behalf of Creditor Ditech Financial LLC, as authorized servicer for Fannie Mae, as owner and holder of account/contract originated by Ditech Financial LLC njecfmail@mwc-law.com
 Celine P. Derkrikorian on behalf of Creditor DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC njecfmail@mwc-law.com
 Isabel C. Balboa ecfmail@standingtrustee.com, summarymail@standingtrustee.com
 Isabel C. Balboa on behalf of Trustee Isabel C. Balboa ecfmail@standingtrustee.com, summarymail@standingtrustee.com
 Jane L. McDonald on behalf of Trustee Isabel C. Balboa ecf@standingtrustee.com
 Jeanette F. Frankenberg on behalf of Creditor Nationstar Mortgage LLC cmecf@sternlav.com
 John Philip Schneider on behalf of Creditor PHH MORTGAGE CORPORATION nj.bkecf@fedphe.com
 Justin Plean on behalf of Creditor DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC jplean@rasflaw.com, bkyecf@rasflaw.com; ras@ecf.courtdrive.com
 Linda S. Fossi on behalf of Creditor US Bank Cust/Pro Cap III, LLC lfossi@zeitlawfirm.com, gzeit@zeitlawfirm.com; cdillon@zeitlawfirm.com; rzeit@zeitlawfirm.com
 Mark W. Ford on behalf of Debtor Miriam Suarez markfordlaw@juno.com, dsorbello@MarkFordLaw.comcastbiz.net
 Michael Frederick Dingerdissen on behalf of Creditor PHH MORTGAGE CORPORATION nj.bkecf@fedphe.com
 Patrick O. Lacsina on behalf of Creditor Seterus, Inc. as authorized Subservicer for Federal National Mortgage Association (Fannie Mae), Creditor c/o Seterus, Inc. gshasa@rasnj.com, bmusarra@rasnj.com, bkyecf@rasflaw.com, legerman@rasnj.com
 R. A. Lebron on behalf of Creditor SETERUS, INC., as servicer for FEDERAL NATIONAL MORTGAGE ASSOCIATION bankruptcy@feinsuch.com
 Robert P. Saltzman on behalf of Creditor Seterus, Inc. as the authorized subservicer for Federal National Mortgage Association ("Fannie Mae"), creditor c/o Seterus, Inc. dnj@pbslaw.org
 Robert P. Saltzman on behalf of Creditor LPP Mortgage Ltd. dnj@pbslaw.org

TOTAL: 16